

**Barnett, Daniel**

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**From:**  
**Sent:** March 4, 2020 2:58 PM  
**To:** Barnett, Daniel  
**Subject:** housing

Dear Mr Barnett,

I strongly agree with the opinion expressed in the two letters below. We live on Thorndale Cres. and we have to deal with too many students and cars and garbage already. Additions on houses, extra dwellings on properties, or 9 story houses will increase this development tremendously. All the once nice and well looked houses will be the past. And who will live in such a neighbourhood.

I strongly hope that you will consider this when you decide on the application mentioned in the two letters below.

File: ZAS -20-003

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for 9 Westbourne

Road, Hamilton, Ontario. I am in opposition to a second dwelling being built behind the existing home for the following reasons:

- a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for other homeowners to do the same and consequently change the fabric of the neighbourhood.

- b. Sanders Gardens, a condominium complex to be built at 1630 Main St. West runs directly behind 9 Westbourne. This proposed complex is a 9 storey condo with 154 units and 22 three storey back to back townhomes. This could affect shadowing on the proposed second dwelling at 9 Westbourne as it is to be built extremely close to the property line. Intensification should be on major arteries, not on a side street.
- c. Parking and traffic are a problem on Westbourne Road already. There is a Doctor's office on the corner of Westbourne and Main St. W. which accounts for the street to be lined with cars Monday to Friday, 9 a.m. to 6 p.m. As there is a one hour time limit between these hours, there is a constant flow of traffic. Westbourne is the only street in our neighbourhood that has a traffic light, so traffic exiting Ainslie Wood North onto Main St.W. use this light. An extra dwelling may just add to the congestion and parking issues that already plague this street and others.

Please consider these reasons when deciding on the above mentioned application.

Sincerely,

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Daniel Barnett, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main St. West, 5th Floor, Hamilton, Ont. L8P 4Y5  
Fax: 905-546-4202  
e-mail: [Daniel.Barnett@hamilton.ca](mailto:Daniel.Barnett@hamilton.ca)

Tuesday February 25, 2020

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for

**9 Westbourne Road, Hamilton, Ontario. File ZAS-20-003**

I am in opposition to a second dwelling being built behind the existing home for the following reasons:

- a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for other homeowners to do the same and consequently change the fabric of the neighbourhood.
- b. Sanders Gardens, a condominium complex to be built at 1630 Main St. West runs directly behind 9 Westbourne. This proposed complex is a 9 storey condo with 154 units and 22 three storey back to back townhomes. This could affect shadowing on the proposed second dwelling at 9 Westbourne as it is to be built extremely close to the property line. Intensification should be on major arteries, not on a side street.
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Thank you for your consideration when deciding on the above mentioned application.

Sincerely,

**Barnett, Daniel**

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**From:** .....  
**Sent:** March 3, 2020 8:02 PM  
**To:** Barnett, Daniel  
**Subject:** FW: 9 Westbourne Rd.

File: ZAS -20-003

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for 9 Westbourne Road, Hamilton, Ontario. I am in opposition to a second dwelling being built behind the existing home for the following reasons:

- a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for other homeowners to do the same and consequently change the fabric of the neighbourhood.
- b. Sanders Gardens, a condominium complex to be built at 1630 Main St. West runs directly behind 9 Westbourne. This proposed complex is a 9 storey condo with 154 units and 22 three storey back to back townhomes. This could affect shadowing on the proposed second dwelling at 9 Westbourne as it is to be built extremely close to the property line. Intensification should be on major arteries, not on a side street.
- c. Parking and traffic are a problem on Westbourne Road already. There is a Doctor's office on the corner of Westbourne and Main St. W. which accounts for the street to be lined with cars Monday to Friday, 9 a.m. to 6 p.m. As there is a one hour time limit between these hours, there is a constant flow of traffic. Westbourne is the only street in our neighbourhood that has a traffic light, so traffic exiting Ainslie Wood North onto Main St.W. use this light. An extra dwelling may just add to the congestion and parking issues that already plague this street and others.
- d. This will start a long process of changing the very charter of the neighbourhood. This area is already a high density area.

Please consider these reasons when deciding on the above mentioned application.

Sincerely,

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**Barnett, Daniel**

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**From:**  
**Sent:** March 2, 2020 1:33 PM  
**To:** Barnett, Daniel  
**Subject:** 9 Westbourne Road

Good afternoon Mr. Barnett . My name is [redacted] and i live at [redacted] , one of the closest streets to McMaster.University on the West side . I am contacting you today regarding File ZAS-20-003 which is an application to build another structure on the property of # 9 Westbourne Road . I am totally against this project going forward . I cannot quote any of the city of hamilton building codes but i am appalled by the owner or owners wanting to make this house bigger than it is to accommodate " more students " into our neighborhood . I have lived in AWN since 1976 and have seen our neighborhood turn into a massive student rental neighborhood . The remaining residents in our area have to battle with some of the students renting these properties or the absentee landlords to keep our neighborhood respectable . Some ( not all ) of the students are slob , disrespectful , park on front lawns , have wild and loud parties well into early hours , leave garbage cans or recycling bins on the front lawn from one garbage day to another , if critters get into the garbage the night before pick up day and make a mess on the front lawn or sidewalk they do not go our and clean it up until we have to call MLE or Waste Management to clean it up and that even takes 3 to 4 days . Allowing these owners to add more students into our neighborhood only taxes all the utility services and probably more vehicle traffic . Every time you look around in our area ( and i am sure you can check the records ) there is a contractor digging up the sidewalks and roads to replace the plugged up sewers going to these student rentals . Most of the student rentals have at least a minimum of 5 to 6 students each house . The monster house down the street from me has 21 students leaving in it ( confirmed by Brian McHattie when he was canvassing for office ) . I beg you please to not allow the building of another structure on this property . How much money do these money hungry absentee landlords need to make off of these properties . Enough is enough . Do you think the students safety is taken into consideration by the absentee landlords while they are trying to cram them into every little nook of the house . Unfortunately there will not be hordes of residents trying to stop the addition on this property because the majority of us left in the area are seniors who have lived here for many years and are just too tired trying to stop the surge of rental properties in our area.

Cheers ,

**Barnett, Daniel**

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**From:** [REDACTED]  
**Sent:** February 26, 2020 11:08 PM  
**To:** Barnett, Daniel  
**Subject:** ZAS -20--003  
**Attachments:** Westbourne.docx

Dear Mr. Barnett,  
Please read the attached concern about the extra dwelling on the lot on Westbourne Street.  
Sincerely

\_\_\_\_\_ Pasted Attachment below \_\_\_\_\_

File: ZAS -20-003

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for 9 Westbourne Road, Hamilton, Ontario. We have lived in this neighbourhood for almost 30 years and are very concerned with the increase in the number of students living in family homes. Besides the garbage that is produced by so many people living at the same address the care of the property is alarming at times. On a winter day the amount of ice in front of homes as we walk is unsafe. Many landlords are good but those that are not make it difficult for us to enjoy of area.

We are in strong opposition to a second dwelling being built behind the existing home for the following reasons:

a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for

other homeowners to do the same and consequently change the fabric of the neighbourhood.

b. Sanders Gardens, a condominium complex to be built at 1630 Main St. West runs directly behind 9 Westbourne. This proposed complex is a 9 storey condo with 154 units and 22 three storey back to back townhomes. This could affect shadowing on the proposed second dwelling at 9 Westbourne as it is to be built extremely close to the property line. Intensification should be on major arteries, not on a side street.

c. Parking and traffic are a problem on Westbourne Road already. There is a Doctor's office on the corner of Westbourne and Main St. W. which accounts for the street to be lined with cars Monday to Friday, 9 a.m. to 6 p.m. As there is a one hour time limit between these hours, there is a constant flow of traffic. Westbourne is the only street in our neighbourhood that has a traffic light, so traffic exiting Ainslie Wood

North onto Main St.W. use this light. An extra dwelling may just add to the congestion and parking issues that already plague this street and others.

Please consider these reasons when deciding on the above mentioned application.

Sincerely,

File: ZAS -20-003

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Please consider these reasons when deciding on the above mentioned application.

Sincerely,



**Barnett, Daniel**

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**From:**  
**Sent:** February 26, 2020 7:16 PM  
**To:** Barnett, Daniel  
**Subject:** Zoning By-law Amendment File No. ZAS-20-003, 9 Westbourne Rd.

To

Daniel Barnett, City of Hamilton

Planning and Economic Development Department

Development Planning Heritage and Design – Urban team

Re: Zoning By-Law Amendment – File ZAS-20-003

We wish to record our opposition to granting this zoning amendment. This is a student rental house which typically houses six to ten students with all the attendant problems this entails: insufficient parking spaces, traffic and garbage (one bag per household for a large number of adults.) This second dwelling unit – a garage – is situated very close to the proposed development at the former Binkley School property (a high density project) as well as to the adjacent homes.

We are not sure what the amendment calls for but we suspect it has to do with the ratio of residential living space to lot size. This is a battle we have fought many times before. Our community has many unlicensed rooming houses. This has given our community a density far beyond what you would normally find in a neighbourhood of "single" family dwellings. This proposed use/amendment would further exacerbate what is already an uncomfortable situation. We greatly fear that granting this zoning variance would create a precedent for the construction of further infill buildings throughout our community. This would damage a community that has already suffered from over intensification because of rental group homes. This precedent would have far reaching negative effects in the future.

There are reasons why we have zoning restrictions. Granting this variance simply so an investor/absentee landlord can maximize his return on investment is not a good reason to further damage our neighbourhood.

Yours truly,

Sent from [Mail](#) for Windows 10

**Barnett, Daniel**

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**From:**  
**Sent:** February 25, 2020 10:04 AM  
**To:** Barnett, Daniel  
**Subject:** 9 Westbourne Road, Hamilton, Ontario. File ZAS-20-003

Daniel Barnett, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main St. West, 5th Floor, Hamilton, Ont. L8P 4Y5  
Fax: 905-546-4202  
e-mail: [Daniel.Barnett@hamilton.ca](mailto:Daniel.Barnett@hamilton.ca)

Tuesday February 25, 2020

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for

**9 Westbourne Road, Hamilton, Ontario. File ZAS-20-003**

I am in opposition to a second dwelling being built behind the existing home for the following reasons:

- a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for other homeowners to do the same and consequently change the fabric of the neighbourhood.
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Thank you for your consideration when deciding on the above mentioned application.

Sincerely,

**Barnett, Daniel**

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**From:** ...  
**Sent:** February 25, 2020 7:13 AM  
**To:** Barnett, Daniel  
**Cc:** Ward 1 Office  
**Subject:** ZAS-20-003

File: ZAS -20-003

Dear Mr. Barnett,

This letter is in regards to the above mentioned file regarding a Zoning By-law Amendment for 9 Westbourne Road, Hamilton, Ontario. I am in opposition to a second dwelling being built behind the existing home for the following reasons:

- a. According to the Urban Hamilton Official Plan, Section B regarding Residential Intensification 2.4.2.2, any application should consider the relationship of the proposed lot with the lot pattern and configuration within the neighbourhood. (5. e) . Within the neighbourhood of Ainslie Wood North, there are no other houses that have a second dwelling on their property. If this dwelling is allowed, this would set a precedent for other homeowners to do the same and consequently change the fabric of the neighbourhood.
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Please consider these reasons when deciding on the above mentioned application.

Sincerely,

Planning and Economic Development Department  
71 Main Street West 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5

Attention: Shannon McKie/Daniel Barnett

**Re: File: ZAS-20-003 Zoning By-law amendment application 9 Westbourne Road  
Hamilton (Ward 1)**

Thank you for the opportunity to speak to this application. The Ainslie Wood Community Association Corp (AWCA) is opposed to the proposed change in zoning for the following reasons:

- Building a dwelling in a garage would not be in keeping with the neighborhood. To allow the zoning change would set an undesirable precedent.
- The existing house on the property has 8 student rental rooms. The house and the area in general are over-intensified with student room rentals as it is. Adding more in this way would affect the permanent residents in a negative way, and the renter students would also be impacted by clearly substandard housing.
- Road parking and traffic is presently at a premium on the road. Enforcement of traffic and parking issues is already stressed.
- In looking at amendments to the City of Hamilton Zoning By-law No 6593 on accessory dwelling units, would this new pilot project be in effect for 9 Westbourne Road? If so, it specifically states under 2.1 West of Highway 403 to avoid such development in the proximity to McMaster University. It is noted that 9 Westbourne Road is located within the area of Ward 1 where infill is not considered appropriate.

Kind Regards,

Ainslie Wood Community Association